



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

TUESDAY, JANUARY 16, 2018

9:30

Calendar No. 17-364:

1886 W. 57 St.

Ward 15

Matt Zone

9 Notices

B.R. Knez Construction, owner, proposes to erect a new 18' x 44' two story single family house with a 20' x 20' detached garage in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(B) which states that the required interior side yard shall not be less than 5.8' and 3' are proposed for dwelling.
2. Section 357.13(b)(4) which states that open porches shall not project less than 10 feet from sidewalk and the appellant is proposing 6 feet. (Filed December 7, 2017)

9:30

Calendar No. 17-365:

2074 W. 44th Street

Ward 3

Kerry McCormack

11 Notices

B.R. Knez Construction, owner, proposes to construct a new 2.5 story 1,854 square foot single family house with a detached garage on a 3,750 square foot lot. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

3. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot. The proposed distance to main building on the adjoining lot is 6.5 feet.
4. 341.02(b) City planning approval is required prior to the issuance of a building permit. (Filed December 7, 2017)

9:30

Calendar No. 17-348:

11228 Harborview

Ward 15

Matt Zone

15 Notices

Dieter Sumerauer, owner, proposes to build a two story garage addition with second floor study/exercise room to existing single family residence located on a 15,681.6 square foot lot in an AA1 Limited One Family Residential District. The owner appeals for relief from the strict application of Section 357.08(b)(1) of the Cleveland Codified Ordinances which states that the depth of the required rear yard shall be not less than the height of the main building or in this case 31 feet and a 5'foot rear yard is proposed. (Filed November 21, 2017)

9:30

Calendar No. 17-366:

2087 Random Rd.

Ward 6

Blaine A. Griffin

19 Notices

Stephen J. Bucchieri, owner, proposes to construct a new 12 unit apartment building in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.04(a) which states that the required front yard setback is 13 feet and 11' 4" are proposed.
2. Section 357.13 which states that condensers and a dumpster are not permitted front yard encroachments and the appellant is proposing 5 A/C condensers and one dumpster in the front yard.
3. Section 357.04 which states that in residential districts only a 4 foot tall ornamental fence with 75% opacity is permitted and a 5 foot 4 inch dumpster enclosure is proposed.
4. Section 357.08(b)(1) which states that the required rear yard 20 feet and 8 feet are proposed,
5. Section 355.04 which states that the maximum gross floor area of a building cannot exceed ½ the lot area which in this case would be 7,560 square feet 17,800 square feet are proposed. (Filed December 7, 2017)

POSTPONED FROM NOVEMBER 13, 2017

9:30

Calendar No. 17-275:

2462 West 7 Street

Ward 3

Kerry McCormack

12 Notices

Tim Ridgeley, owner, proposes to construct an addition to an existing single family dwelling in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(B) which states that in a One family district or in a two family district no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard in no case shall be less than one fourth (¼) the height of the main building on the premises. Building height is unknown. The overhang dimension, gutter board/gutter location is unknown.
2. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot. Distance to main building on adjoining lot is unknown. (Filed September 11, 2017-No Testimony)*SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE CITY PLANNING COMMISSION TO ALLOW TIME FOR FURTHER REVIEW.*

POSTPONED FROM NOVEMBER 20, 2017

9:30

Calendar No. 17-317:

Appeal from Assessments and
Licenses Suspension of Vendor Permit
LUVU17-0097 – Zone 3

Ward 3

Kerry McCormack

Christine Hill appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) and Section 675 of the Cleveland Codified Ordinances from the decision of the Mayor's Office of Capital Projects to suspend the vendor permit # LUVU17-0097 from October 1 through October 30, 2017 due to violations of Vendors Rules and Regulations (Filed October 18, 2017-No Testimony)*FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*

POSTPONED FROM NOVEMBER 20, 2017

9:30

Calendar No. 17-326:

**2632 E. 115 St./Violation
Notice**

**Ward 6
Blaine A. Griffin**

The Meeting Place Learning Center, owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from Notice of Violation Number V 17036361 issued on September 29, 2017 by the Cleveland Department of Building and Housing for failure to comply with Section 327.02(c) of the Cleveland Codified Ordinances which states that there shall be no change, substitution or extension in the use of any building or premises until the required use permit and Certificate of Occupancy has been issued by the Division of Building and Housing. (Filed October 27, 2017-NO Testimony). *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*

POSTPONED FROM NOVEMBER 20, 2017

9:30

Calendar No. 17-327:

**2633 E. 115 St./Violation
Notice**

**Ward 6
Blaine A. Griffin**

The Meeting Place Church Inc., owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from Notice of Violation Number V 17036092 issued on September 28, 2017 by the Cleveland Department of Building and Housing for failure to comply with Section 327.02(c) of the Cleveland Codified Ordinances which states that there shall be no change, substitution or extension in the use of any building or premises until the required use permit and Certificate of Occupancy has been issued by the Division of Building and Housing. (Filed October 27, 2017-No Testimony). *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*

POSTPONED FROM NOVEMBER 20, 2017

9:30

Calendar No. 17-313:

1769 West 52 Street

**Ward 15
Matt Zone
22 Notices**

Triban Investments, LLC., owner, proposes to erect a 15' x 20' two story frame fee simple single family residence with an attached garage in an Residential Attached 3 Townhouse District (RA3) . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(g) which states that the Required Interior Side yard is 10 feet and the appellant is proposing 5 feet.
2. Section 337.031(g) which states that the Required Rear Yard is 20 feet and the appellant is proposing 5 feet. (Filed October 13, 2017)

9:30

Calendar No. 17-314:

1767 West 52 Street

Ward 15

Matt Zone

22 Notices

Triban Investments, LLC., owner, proposes to erect a 15' x 20' two story frame fee simple single family residence with an attached garage in an Residential Attached 3 Townhouse District (RA3) . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(g) which states that the Required Interior Side yard is 10 feet and the appellant is proposing 5 feet.
2. Section 337.031(g) which states that the Required Rear Yard is 20 feet and the appellant is proposing 5 feet. (Filed October 13, 2017)

9:30

Calendar No. 17-321:

5105 Franklin Ave.

Ward 15

Matt Zone

22 Notices

Triban Investments, LLC., owner, proposes to erect a 12.29' x 87' three story frame fee simple single family residence with an attached garage in an Residential Attached 3 Townhouse District (RA3) . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(g) which states that the Required Interior Side yard is 10 feet and the appellant is proposing 3 feet. (Filed October 13, 2017)

9:30

Calendar No. 17-322:

1765 West 52 Street

Ward 15

Matt Zone

22 Notices

Triban Investments, LLC., owner, proposes to erect a 15' x 20' two story frame fee simple single family residence with an attached garage in an Residential Attached 3 Townhouse District (RA3) . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(g) which states that the Required Interior Side yard is 10 feet and the appellant is proposing 5 feet. (Filed October 13, 2017-No Testimony) *SECOND POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR TIME FOR A COMMUNITY MEETING. FIRST POSTPONEMENT MADE DUE TO AN ERROR IN THE ADDRESS.*